

61 Victoria Avenue Bristol BS5 9NH • **£169,950**



1 BEDROOM • 1 BATHROOM • 1 RECEPTION • TENURE: Leasehold

NO CHAIN
TOP FLOOR APARTMENT
ONE BEDROOM
MODERN BATHROOM
ALLOCATED PARKING
COMMUNAL GARDENS
SOUGHT AFTER LOCATION
IDEAL FOR FTB & INVESTORS
GAS CENTRAL HEATING
DOUBLE GLAZING

Set on a sought after location in popular Redfield sits this 'ready to go' and lovely presented one bedroom top floor purpose built apartment. Located within an arm's reach of the vibrant Church Rd amenities; one of Bristol's most creative high streets with it's 5 star rated bars, cafes, restaurants & artisan bakery and walking distance of the greenery of Netham playing fields, St George's Park, the City Centre and Lawrence Hill train station. The property comprises of an entrance hallway leading to a spacious 21ft+ lounge/diner open to kitchen area, master bedroom and a modern bathroom. Further benefits includes; Gas central heating via a combination boiler, double glazing, Juliet balcony with French doors to the lounge, allocated parking, communal garden areas, 125yrs leasehold, £250.00PA ground rent, £90.00PCM approx. service/maintenance fees, £725PCM est. rental valued **NO CHAIN!**

110 Church Road, Redfield, Bristol, BS5 9LJ • 0117 907 0020 • houseandco.co.uk • sales@houseandco.co.uk

House + Co Property is a trading style of Empirion Limited. Registered in England and Wales. Reg No. 06494406
Registered address The Bank Chambers, 112a Church Road, Redfield, Bristol, BS5 9LJ



For illustration purposes only. Not to scale. - Drawplan



Room sizes

TOP FLOOR

Hallway

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Bedroom

10' 6" x 9' 3" (3.20m x 2.82m)

Lounge/Kitchen

21' 1" x 9' 1" (6.42m x 2.77m)



General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.